



The Quadrant Chimney Steps

£950 Monthly
1 Bedroom Apartment

AVAILABLE NOW

**The
Letting
Game**

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DETAILS

A one double bedroom flat located on the second floor in the City Centre, offered furnished and available NOW!

Amy will be running the viewings at this property, so book yours today.

Please note: The development is currently undergoing extensive construction works. Scaffolding covers the entire building, making the balcony inaccessible. Additionally, although the area is permit parking, parking has been fully restricted to accommodate the works. The duration of these works is uncertain. A discounted rent is being offered due to these temporary inconveniences (discount applies for a maximum of 12 months).

The Quadrant is a modern residential development, known for its contemporary architecture. Its prime location ensures easy access to key areas of the city, including a short walk to Bristol Temple Meads station, making commuting convenient. The nearby Cabot Circus Shopping Centre provides a variety of retail options, while the Harbourside and Wapping Wharf areas are renowned for their independent shops and diverse dining experiences. Despite the current construction activities, The Quadrant remains a sought-after address for those seeking modern living in a central location.

What's it like?

The accommodation briefly comprises: an entrance hall with two storage cupboards, an open plan kitchen/living space with a floor-to-ceiling window in the lounge allowing lots of light, the kitchen is equipped with white goods including a washing

- **Furnished**
- **CLOSE TO TEMPLE MEADS**
- **ON STREET PERMIT PARKING**
- **INTERCOM SYSTEM**
- **HOLDING DEPOSIT EQUIVALENT TO 1 WEEKS' RENT**
- **COUNCIL TAX BAND B**
- **EPC RATING C**
-

machine, fridge freezer, oven and hob. The flat has a good sized double bedroom, big enough to fit a double bed, two wardrobes, bedside table and chest of drawers and normally features a door leading to a private balcony (currently inaccessible due to scaffolding). Lastly, there is a bathroom with a shower over the bath. Please be aware that views are currently obstructed by scaffolding.

The property benefits from double glazing, intercom answering, secure gated entrance and large storage cupboards.

Amy's Highlights:

- Sought after location
- Walking distance to Temple Meads
- Great access to Cabot Circus and Broadmead
- Walking distance to Wapping Wharf

Home Truths:

- Applicants must earn at least two and half times the rent as a household in order to qualify to rent this property.
- The duration of the ongoing works is uncertain, and we rely on updates from the block management company.

Property Essentials:

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